

5.5.2 Frontage Types

- A. Purpose.** This Section identifies the frontage types allowed within the Specific Plan area, and for each type, provides a description, a statement as to the type’s intent, and design standards, to ensure that proposed development is consistent with the City’s goals for building form, character, and quality.
- B. Applicability.** The frontage of each building shall be designed in compliance with the standards of this Section. Frontages are required on all building facades that face a public right-of-way such as a street, park, or other public open space, including the Salinas River. The only locations within the plan area where frontage types are not required are:
1. Railroad Avenue between 10th and 12th Streets;
 2. Railroad Avenue between 13th and 15th Streets;
 3. 34th Street between Spring and Park Streets.
- C. Allowable Frontage types by zone.** All proposed buildings shall be designed to incorporate the allowed frontage types as identified in Table 5.5.3, as applicable.
- D. General Requirements for Commercial Frontage Types.**
1. A physical transition shall be provided between the glazing of the storefront and the adjacent sidewalk except if the glazing itself terminates directly at the grade. Where a bulkhead is applied to transition between the opening(s) and the adjacent grade, the bulkhead shall be between 10 inches and 36 inches tall (aluminum storefront or spandrel panel may not substitute for a bulkhead).
 2. All storefronts shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.
 3. Awnings, signs, etc., shall be located at least 8 feet above the adjacent sidewalk and may project for the width of the sidewalk to a maximum encroachment of within 2 feet of the curb.
 4. Awnings shall only cover storefronts and openings so as to not cover the entire facade.
 5. The term "clear" means that the identified area is free of encroachments other than signs, light fixtures, etc.
- E. Requirements for Individual Frontage Types.** The following standards in Tables 5.5.3 and 5.5.4 apply to all proposed building/modifications in the plan area. Exceptions from the frontage requirements for Flex Block and Flex Shed buildings may be made on a case-by-case basis for hotel buildings.

Frontage Type	T-3N	T-3F	T-4N	T-4F	T-4NC	TC-1	TC-2	RC
1. Frontyard/porch	■	■	■	■	-	-	-	-
2. Stoop	■	■	■	■	■	-	■	■
3. Terrace	■	■	■	■	-	-	-	■
4. Loading Dock	-	-	-	-	-	-	-	■
5. Forecourt	-	-	■	■	■	■	■	■
6. Shopfront	-	-	■	■	■	■	■	■
7. Gallery	-	-	-	-	■	■	■	■
8. Arcade	-	-	-	-	■	■	■	■

■ = allowed
 - = not allowed

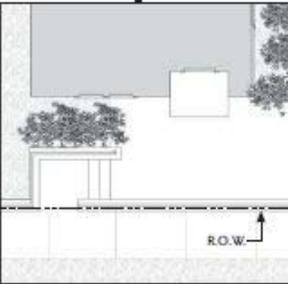
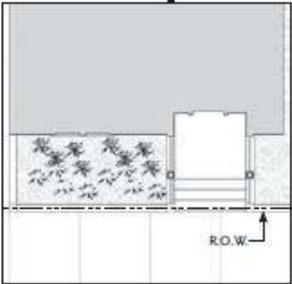
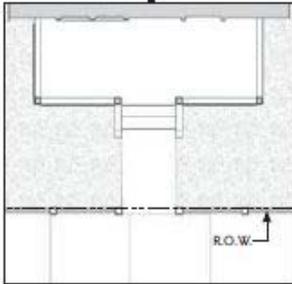
1 Frontage types are subject to the minimum and maximum frontage to building percentages specified in Section 5.4 (Item “E” of each applicable zone).



1
Frontyard / Porch

2
Stoop

3
Terrace



Illustrative Photo



Illustrative Photo



Illustrative Photo

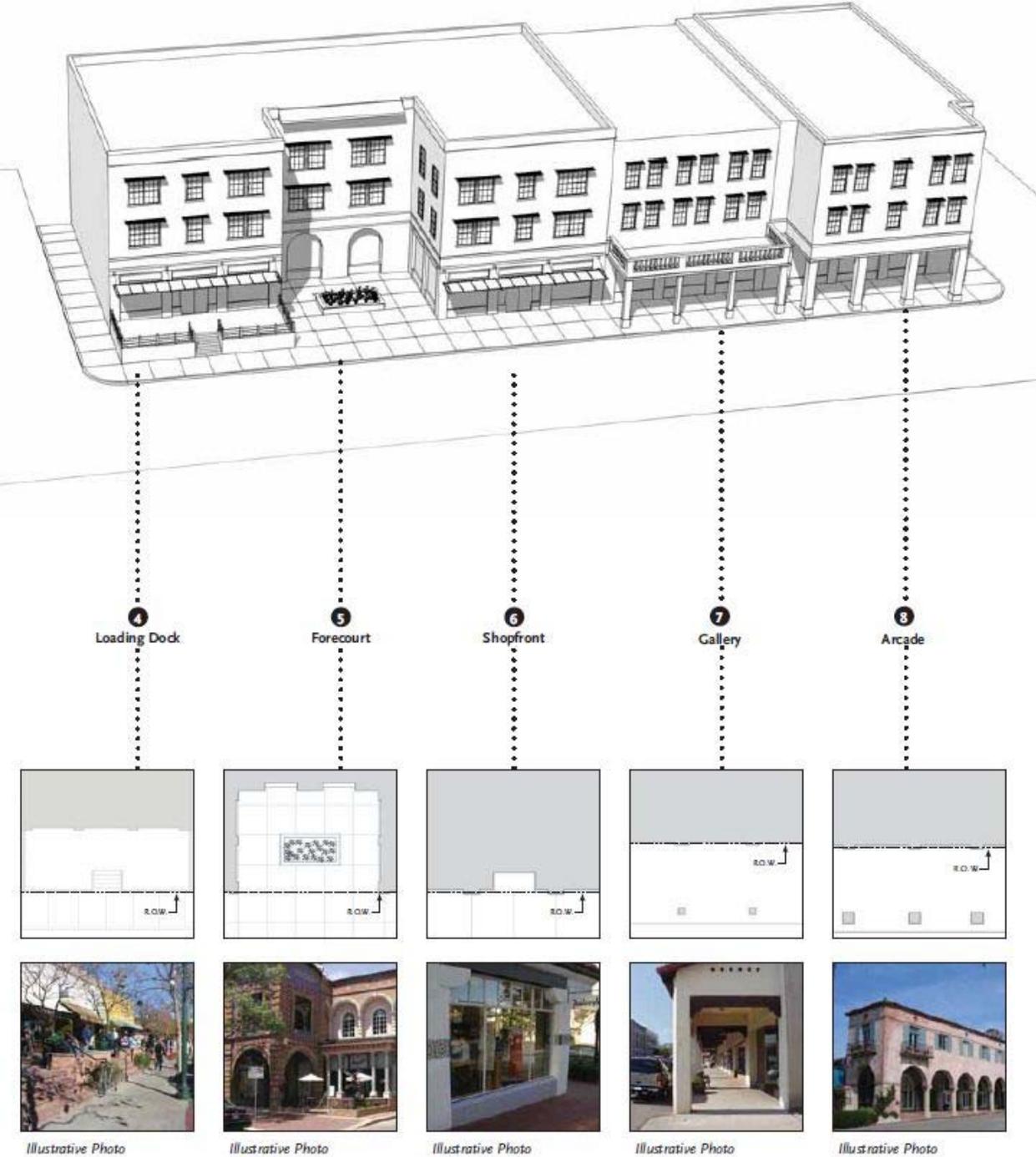
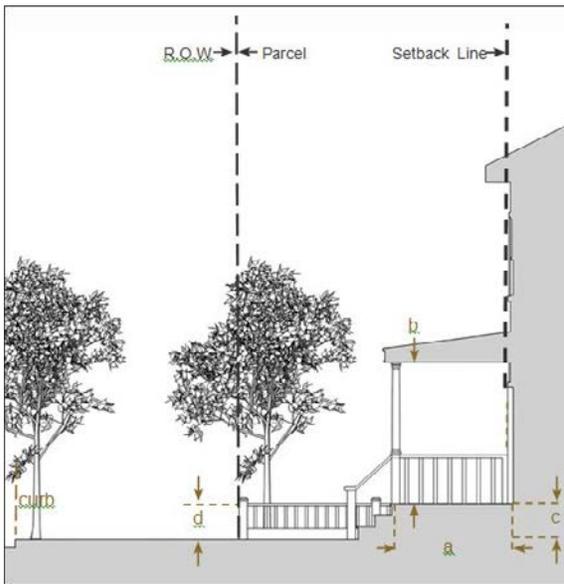


Table 5.5.4: Specific Standards for Frontage Types

1. Frontyard / Porch

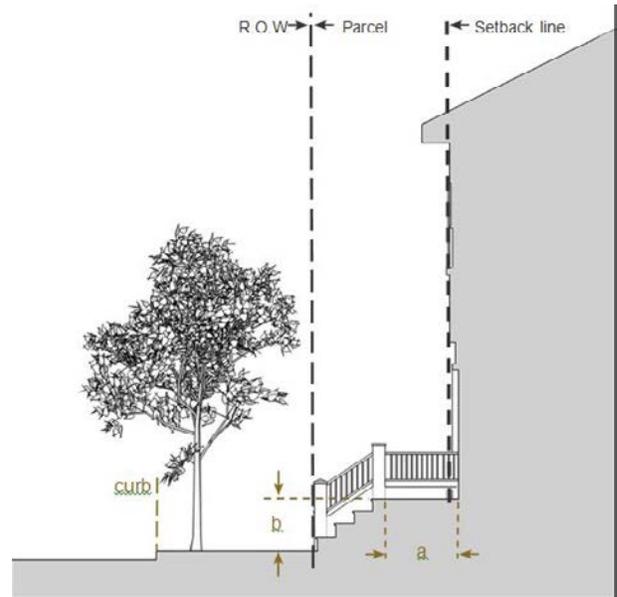
Frontyards provide a physical transition from the sidewalk to the building. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard. A great variety of front yard / porch designs are possible. A raised porch may be combined with the front yard as shown below.



Configuration	
Key	Notes
a	8 feet clear depth minimum 12 feet clear width minimum; 10 feet clear for asymmetrical entry
b	8 feet clear height minimum
c	3 feet high maximum from adjacent grade; porches may be at grade or raised to transition into the building
d	3 feet high maximum for fences and walls defining and/or retaining the front yard.

2. Stoop

Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks. This type may be interspersed with the shopfront frontage type. A porch or shed roof may also cover the stoop. A great variety of stoop designs are possible.

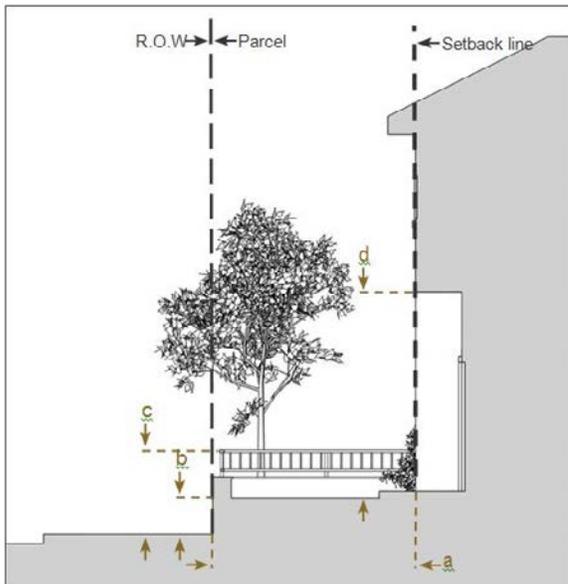


Configuration	
Key	Notes
a	4 feet clear depth minimum 4 feet clear width minimum
b	3 feet height maximum from adjacent grade
c	Stoops must correspond and directly align to the building entry (s).
d	3 feet high maximum for fences and walls defining and/or retaining the front yard.

Table 5.5.4: Specific Standards for Frontage Types (continued)

3. Terrace

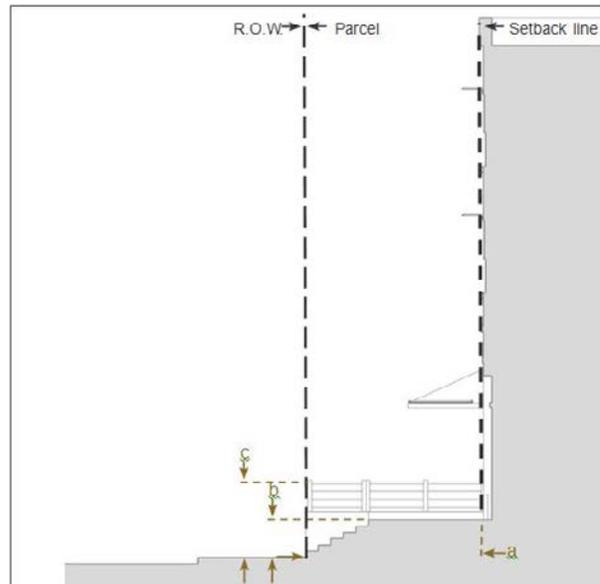
An elevated terrace separates and sets back the facade from the sidewalk and the street. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. A great variety of terrace designs are possible.



Configuration	
Key	Notes
a	7 feet clear depth minimum
b	3 feet height maximum from adjacent grade to the terrace
c	4 feet height maximum from adjacent grade to fence or hedge defining and/or retaining the front yard.
d	8 feet clear height minimum for awnings, signs, etc.; awnings shall only cover storefronts and openings so as not to cover the entire facade.

4. Loading Dock

A variation of the Terrace frontage type that is intended for an urban or industrial setting. The origin of this frontage type is, as its name implies, platforms that were raised above the street level to facilitate the loading and unloading of goods into trains and trucks. A great variety of loading dock designs are possible.

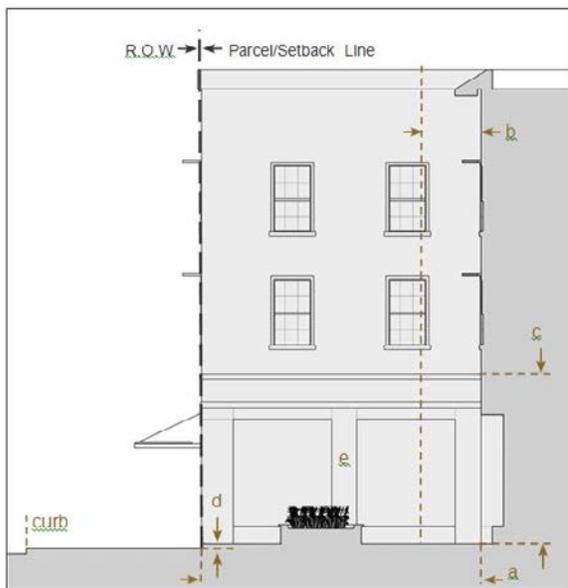


Configuration	
Key	Notes
a	7 feet clear depth minimum
b	3 feet height maximum from adjacent grade
c	6 feet height maximum from adjacent grade; fences are the only allowed enclosing elements.

Table 5.5.4: Specific Standards for Frontage Types (continued)

5. Forecourt

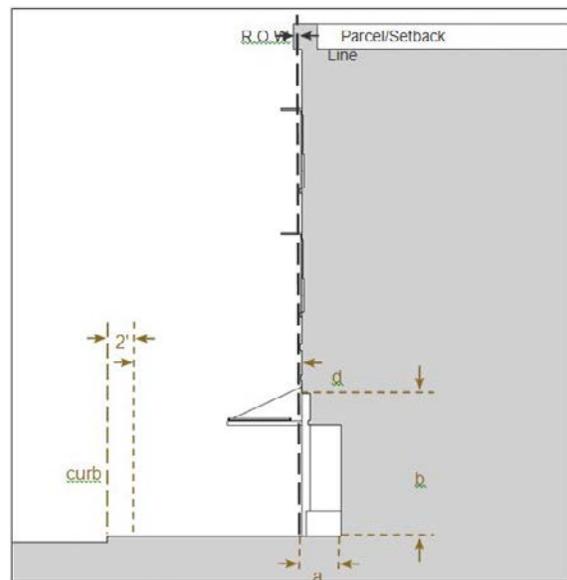
A Forecourt is a public space formed by a recess in the façade of a building. Forecourts are generally appropriate for commercial or civic use, or in some cases for vehicular drop-off at a civic building or hotel, as distinct from court- yards which are semi-public spaces providing frontages of a generally residential character. A great variety of forecourt designs are possible, including the forecourt below with a shopfront frontage along its sides.



Configuration	
Key	Notes
a	20 feet clear depth minimum; 60 feet clear depth maximum
	10 feet clear width minimum; 60 feet clear width maximum
b	1/3 the depth and width maximum for encroachments
c	12 feet height minimum as required for the shopfront frontage type
d	3 feet high maximum from adjacent grade for raised forecourts or retaining wall with entry steps for the forecourt
e	65% storefront openings minimum for first floor; shall not have opaque or reflective glazing

6. Shopfront

Shopfronts are large glazed openings in a façade, filled with doors and transparent glass in a storefront assembly. This traditional retail frontage type is often provided with canopies or awnings, which may be fixed or retractable, to shelter pedestrians and shade the storefront glass from glare. The storefront assembly may be recessed up to 10 feet to provide a widened sidewalk or a covered area for outdoor dining. A great variety of shopfront designs are possible.

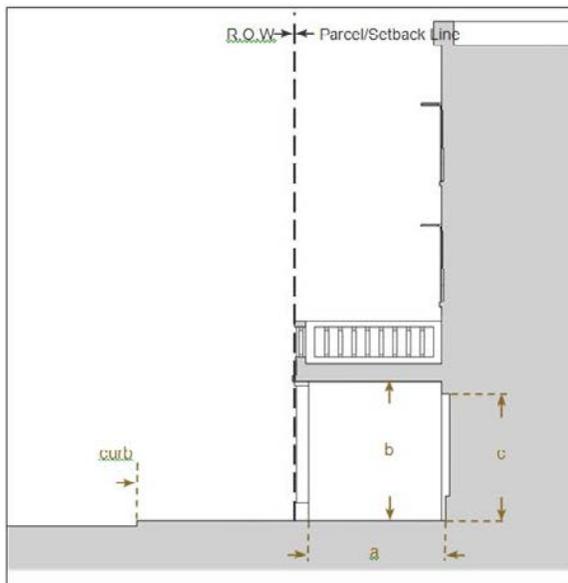


Configuration	
Key	Notes
a	10 feet depth maximum
b	12 feet height minimum as required for the shopfront frontage type
	65% storefront openings minimum for first floor; shall not have opaque or reflective glazing
c	8 feet clear height minimum for awnings, signs, etc.; awnings shall only cover storefronts and openings so as not to cover the entire facade.

Table 5.5.4: Specific Standards for Frontage Types (continued)

7. Gallery

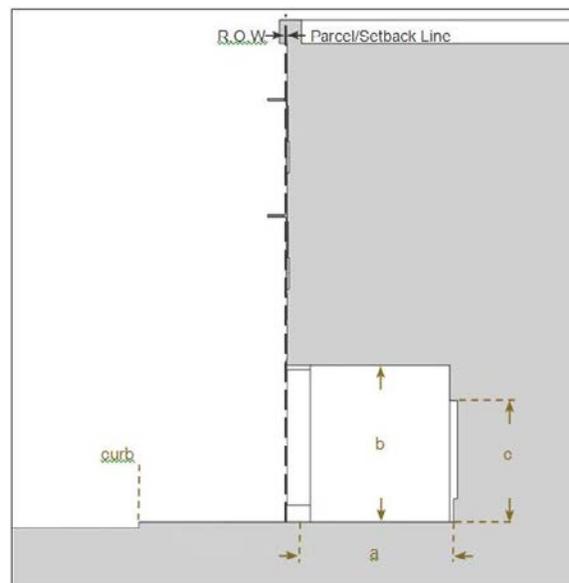
A Gallery is a roof or deck projecting from the façade of a building, supported by columns located at the right-of-way. Galleries shelter the sidewalk as do Arcades, but the space above the Gallery is unenclosed. Galleries may be one or two or even three stories in height as allowed by the zone, such that they may provide covered or uncovered porches at the second and third floors. The height and the proportions of the arcade shall correspond to the facade consistent with the architectural style of the building and the storefront. Openings between columns are square or vertically oriented. Gallery must be used in conjunction with the Shopfront Frontage Type. A great variety of gallery designs are possible.



Configuration	
Key	Notes
a	12 feet clear depth minimum
	12 feet clear width minimum
b	12 feet clear height minimum
c	12 feet height minimum as required for the shopfront frontage type

8. Arcade

Arcades are colonnades supporting a building façade that is set at the right-of-way, such that the sidewalk is enclosed within the building volume, between the colonnade and storefronts. This type is ideal for retail use, as it shelters the pedestrian and shades the storefront glass, preventing glare that might obscure views of merchandise. The arcade also provides habitable residential or commercial space over the sidewalk, narrowing the space of the street and creating a very urban character. The height and the proportions of the arcade shall correspond to the facade consistent with the architectural style of the building and the storefront. Openings between columns are square or vertically oriented. Arcade must be used in conjunction with the Shopfront Frontage Type. A great variety of arcade designs are possible.



Configuration	
Key	Notes
a	12 feet clear depth minimum
	12 feet clear width minimum
b	12 feet clear height minimum
c	12 feet height minimum as required for the shopfront frontage type

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